

MEMORANDUM

TO: Dora Anguiano, Planning Commission Coordinator
Planning and Development Review Department

FROM: Jennifer Grant, Property Agent
Land Management Section
Office of Real Estate Services

DATE: January 18, 2012

SUBJECT: F#8989-1110 Vacation of a portion of street right of way
adjacent to 5217 Winnebago Lane.

Attached are the departmental comments and other information pertinent to the referenced street right of way vacation. **The area being requested for vacation is no longer needed and the vacation is required by the Planning and Development Review Department in conjunction with a Site Development Permit Application.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, subject to the area being retained as a drainage easement.

The applicant has requested that this item be submitted for placement on the **January 24, 2012 Planning Commission Agenda** for their consideration.

Staff contact: Jennifer Grant at 974-7991 or landmanagement@ci.austin.tx.us.

Applicant: Carl Conley

Property Owner: XBiotech USA, Inc.

Mr. Conley (Applicant) will be present at the meeting to answer any questions regarding the project, if needed.



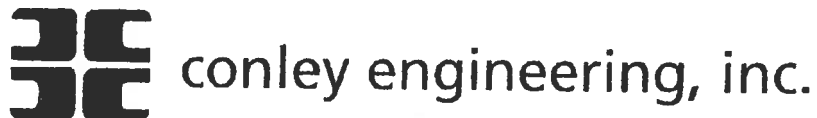
Jennifer Grant, Property Agent
Land Management Section

OFFICE OF REAL ESTATE SERVICES

Attachments

DEPARTMENT COMMENTS FOR THE
VACATION OF A PORTION OF RIGHT OF WAY ADJACENT TO 5217 WINNEBAGO
LANE

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	RETAIN AS A DRAINAGE EASEMENT
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS DIRECTOR	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	RETAIN AS A DRAINAGE EASEMENT



Civil Engineers • Land Planners • Development Consultants

November 14, 2011

Ms. Chris Muraida
Office of Real Estate Services
City of Austin
P. O. Box 1088
Austin, Texas 78767

RE: Release of Roadway Easement (Revised)
XBlotech Research and Development Facilities-Phase 1
5217 Winnebago Lane
COA Case No: SP-2011-0214C

Dear Ms. Muraida:

As engineer for the owner of the above referenced project, we are hereby requesting the vacation of the roadway easement recorded in Volume 3819, Page 2395 of the Travis County Deed Records.

The enclosed site plan shows the roadway easement as an extension of Winnebago Lane through the subject tract to a previous City of Austin wastewater lift station. Gravity wastewater service was subsequently extended eastward and the wastewater lift station was demolished and the extension of Winnebago Lane was never constructed. Therefore, the need for the Winnebago Road extension is no longer needed. The vacation of this roadway easement is required by the Planning and Development Review Department in conjunction with a Site Development Permit application (SP-2011-0214C).

The public utility easement (PUE) portion of the original dedication is to remain for current and future use.

This project is not a S.M.A.R.T. Housing project.

There are no roadway or parking improvements currently constructed on the subject roadway easement. The release of this easement will not effect proposed parking requirements for the site.

The property is currently zoned LI-CO-NP and is suitable for the proposed development.

The subject easement does not lie within the Central Business District or UT area.

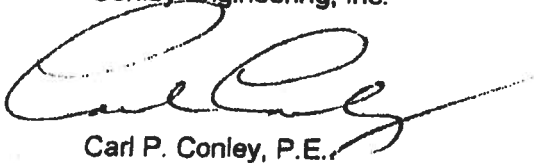
1301 South Capital of Texas Hwy. Building A. Suite 230
P.O. Box 162713 • Austin, Tx 78716-2713 • (512) 328-3506 • Fax (512) 328-3509

Ms. Chris Muraida
Office of Real Estate Services
City of Austin
November 14, 2011
Page 2 of 2

The proposed project is anticipated to start construction as soon as all City of Austin permits are obtained. Start of construction is anticipated early in 2012.

Please call me if you need any additional information to assist you in the release of this easement.

Sincerely,
Conley Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Carl P. Conley', written over a horizontal line.

Carl P. Conley, P.E.

CPC:bc
Attachment
TBPE Firm # F-277
F:\C478\0101\Muraida1.doc

APPLICATION FOR STREET OR ALLEY VACATION

File No. 8184-1110
Department Use Only

DATE: 10/24/11
Department Use Only

TYPE OF VACATION

Vacation of a: Street: X or Alley: _____ Hundred Block: 5300
Name of Street/Alley: WINNEBAGO LANE
Property address: 5217 WINNEBAGO LANE
Purpose of vacation: VACATE UNUSED ROW.

PROPERTY DESCRIPTION OF AREA TO BE VACATED

Parcel #: 03-1018-0106
Survey & Abstract No.: SANTIAGO DEL VALLE SURVEY / TEN LEAGUE GRANT A-24
Lot(s): _____ Block: _____ Outlot: _____
Subdivision Name: N/A LEGAL TRACT - CBI-2011-0099
Plat Book N/A Page Number N/A Document Number N/A

RELATED CASES

Existing Site Plan (circle one): <u>YES</u> NO	FILE NUMBERS
Subdivision: Case (circle one): <u>YES</u> NO	<u>SP-2011-0214C</u>
Zoning Case (circle one): <u>YES</u> NO	<u>N/A</u>
	<u>C14-98-0023 / C14-03-0029</u>

PROJECT NAME, if applicable:

Name of Development Project: XBiotech Research and Development - Phase 1
Is this a S.M.A.R.T. Housing Project (circle one): YES ~~NO~~

OWNER INFORMATION

Name: XBIOTECH USA INC. (as shown on Deed)
Address: 8201 E. RIVERSIDE DR. Phone: (512) 386-2900 Fax No.: (512) 386-5505
City: AUSTIN County: TRAVIS State: TEXAS Zip Code: 77089
Email Address: _____
(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: CARL CONLEY
Firm Name: CONLEY ENGINEERING INC.
Address: 1301 S. CAP. OF TEX HWY A-230 Phone: (512) 328-3506 Fax No.: (512) 328-3509
City: AUSTIN State: TEXAS Zip Code: 78746
EMAIL ADDRESS: Cconley@conleyengineering.com

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and a check for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: _____

Landowner/Applicant

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	N56°38'28"E	89.87'
	(N56°18'55"E	90.00')
	<N56°38'00"E	90.00'
L2	N56°38'28"E	80.00'
L3	N56°38'28"E	5.00'
L4	N56°38'28"E	4.87'

NOTE:

FOR CURVE TABLE
SEE PAGE 6 OF 7

LOT 3
MISSOURI-PACIFIC
INDUSTRIAL PARK, SECTION
1-A
BOOK 83, PAGE 133-B
P.R.T.C.T.

NOVEMA ENTERPRISES, LLC
DOC. NO. 2007081888
O.P.R.T.C.T.
TCAD NO. 03-1706-0108

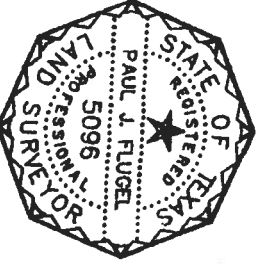
LEGEND

- 1/2" IRON ROD FOUND
- UNLESS NOTED OTHERWISE
- ⊙ BOLT FOUND
- ⊙ IRON PIPE FOUND
- △ 5 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP
- △ STAMPED "LANDMARK SURVEYING"
- (NOT MONUMENTED ON THE GROUND)

- <> RECORD INFORMATION: VOLUME 13293, PAGE 47
- () RECORD INFORMATION: SUBJECT TRACT
- DOC. NO. 2010170781
- (()) RECORD INFORMATION: PRIOR SUBJECT TRACT
- ORIGINAL TRACT DEEDS
- VOLUME 3754, PAGE 1414 &
- VOLUME 1631, PAGE 174

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T. REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS
OF TRAVIS COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS
OF TRAVIS COUNTY, TEXAS
T.C.A.D. TRAVIS CENTRAL APPRAISAL
DISTRICT
R.O.W. RIGHT-OF-WAY
WYMH WASTEWATER MANHOLE

Client: T.G. EDWARDS CONSTR
Date: November 10, 2011
Office: MB
Crew: S. DUNN, R. MORTIMER
F.B.: 1270/37-78; 1274/83-67; 1278/48; 1279/77
Dish: T. J. Edwards Const. Winnebago Ln Boundary & Staking/Landmark Drawings/Assumed/Easement/Foodservice Utility Emt.dwg
Cogo: F:\S.Dunn\...
Job No.: 908-06-13



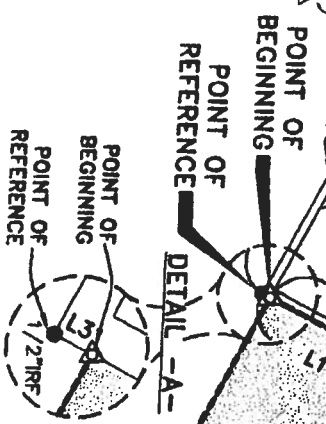
SANTIAGO DEL VALLE
TEN LEAGUE GRANT
ABSTRACT - 24

EXISTING ROAD EASEMENT
1.959 ACRES (85,342 SQ. FT.)
(TO BE RELEASED)
(REMAINDER OF 3.07 ACRES)
VOL. 3819, PG. 2395
D.R.T.C.T.

WINNEBAGO LANE
(85' R.O.W.)
CAVEN ROAD
(85' R.O.W.)
ORIGINAL R.O.W.
R.O.W.

LOT 12A, BLOCK C
AMENDING PLAT OF LOTS 12 & 13
MISSOURI-PACIFIC INDUSTRIAL PARK,
SECTION TWO
BOOK 86, PAGE 10C P.R.T.C.T.
REGENT LEATHER COMPANY
VOL. 12845, PAGE 635
R.P.R.T.C.T.
TCAD NO. 03-1706-0202

47.987 ACRES
2,090,340 SQUARE FEET
XBIOTECH USA INC.
(48,0261 ACRES)
DOC. NO. 2010170781
GENERAL WARRANTY DEED
O.P.R.T.C.T.
TCAD No. 03-1706-0101
5' WIDE ~ 0.0981 AC.
VOL. 13293, PAGE 47
STREET DEED
R.P.R.T.C.T.



S33°22'00"E 354.49'
N33°22'00"W 354.49'

MATCH LINE

Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH: (512)358-7411 FAX: (512)358-7413

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

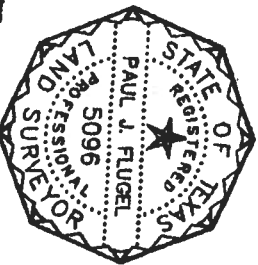
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- UNLESS NOTED OTHERWISE
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- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP
- △ STAMPED LANDMARK SURVEYING
- △ CALCULATED POINT
- (NOT MONUMENTED ON THE GROUND)
- △ 600 NAIL SET
- () RECORD INFORMATION: SUBJECT TRACT
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- VOLUME 3754, PAGE 1414 & 1415
- VOLUME 1631, PAGE 174
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- P.R.I.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.I.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.A.D. TRAVIS CENTRAL APPRAISAL DISTRICT
- R.O.W. RIGHT-OF-WAY
- WMWH WASTEWATER MAINHOLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N16°02'03"W	262.55'	34°39'29"	266.60'	440.73'
C2	S16°02'00"E	310.21'	34°39'30"	314.99'	520.73'
C3	S46°18'00"W	21.21'	89°58'58"	23.56'	15.00'
C4	S16°02'00"E	128.30'	34°39'29"	130.28'	215.37'
C5	N43°42'00"W	21.21'	89°58'58"	23.56'	15.00'
C6	N16°02'00"W	158.09'	34°39'33"	160.53'	265.37'
C7	N07°22'00"W	13.16'	52°01'28"	13.62'	15.00'
C8	S59°22'00"E	13.16'	52°01'28"	13.62'	15.00'
C9	S56°38'00"W	61.54'	284°02'17"	247.87'	50.00'

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(TO BE RELEASED)
(REMAINDER OF 3.07 ACRES)
VOL. 3819, PG. 2395
D.R.T.C.T.

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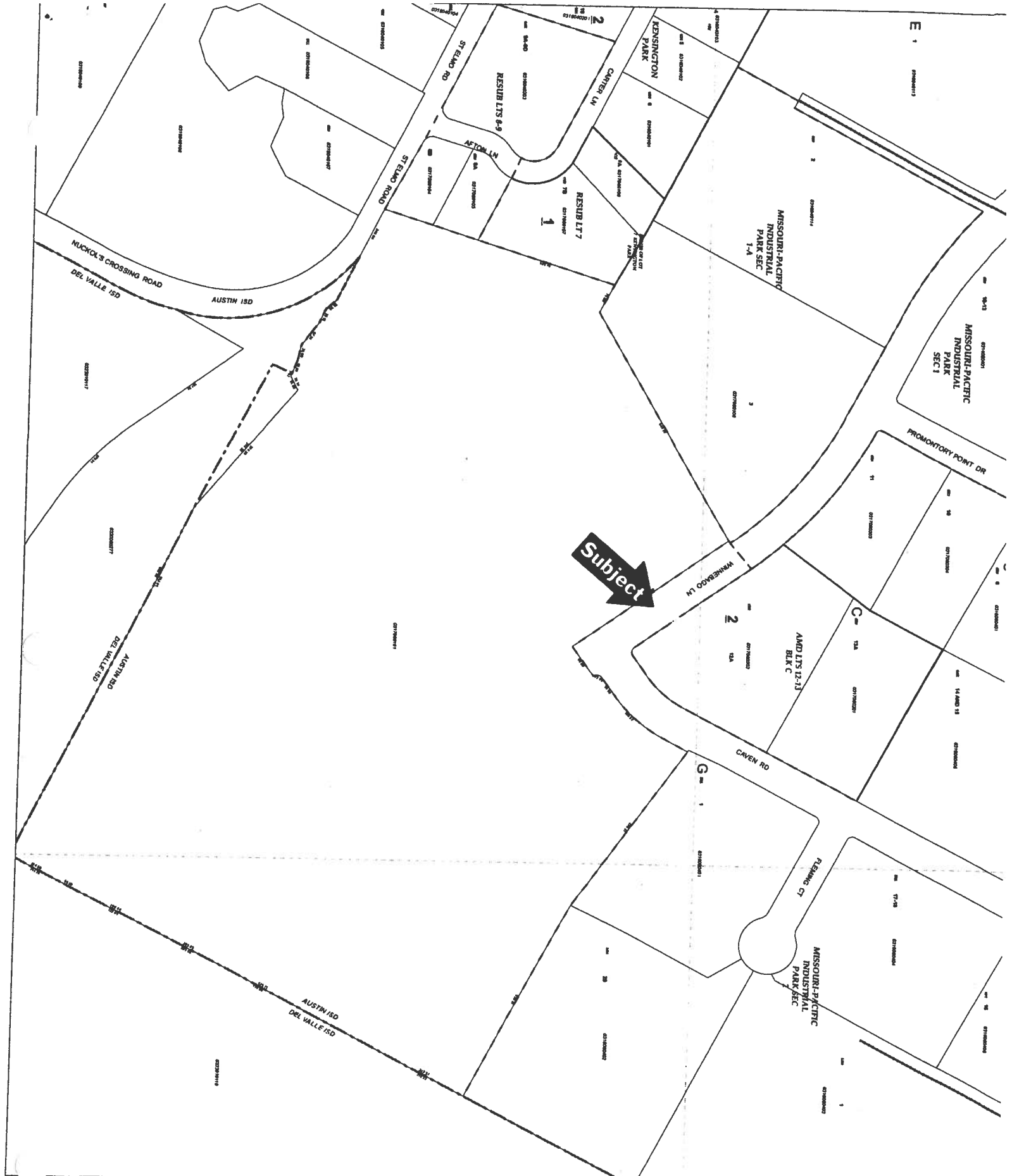
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Cogo: F.S. Dunn
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1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
Ph: (512)288-7411 Fax: (512)288-7413



31706

Revision Date
6/13/2011

0 120 Feet

Scale: 1 inch = 120 feet

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

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Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

P.O. Box 149012
Austin, Texas 78714

Internet Address: www.traviscad.org